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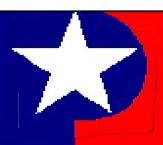
0003

0155.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
710,800 / 710,800  
710,800 / 710,800  
710,800 / 710,800
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
155		APPLETON ST, ARLINGTON

**OWNERSHIP**

Owner 1:	WALKER JAMES SCOTT &	Unit #:	2
Owner 2:	WALKER TRICIA HEGNER		
Owner 3:			
Street 1:	155 APPLETON ST UNIT 2		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: ROSTI ANTTI-VEIKKO &amp; JUDY-ANN -

Owner 2: -

Street 1: 155 APPLETON ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1906, having primarily Aluminum Exterior and 2030 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7902									G9							

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	707,800	3,000		710,800		290783
							GIS Ref
							GIS Ref
							Insp Date
							09/06/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	707,800	3000	.		710,800		Year end	12/23/2021
2021	102	FV	687,200	3000	.		690,200		Year End Roll	12/10/2020
2020	102	FV	676,800	3000	.		679,800	679,800	Year End Roll	12/18/2019
2019	102	FV	600,000	3000	.		603,000	603,000	Year End Roll	1/3/2019
2018	102	FV	530,800	3000	.		533,800	533,800	Year End Roll	12/20/2017
2017	102	FV	484,000	3000	.		487,000	487,000	Year End Roll	1/3/2017
2016	102	FV	484,000	3000	.		487,000	487,000	Year End	1/4/2016
2015	102	FV	440,100	3000	.		443,100	443,100	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
ROSTI ANTTI-VEI	58197-114		12/29/2011		440,000	No	No			15576
155 APPLETON ST	49285-181		4/13/2007		439,000	No	No			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/6/2018		Measured									DGM	D Mann
3/29/2012		MLS									EMK	Ellen K
12/5/2008		MLS									MM	Mary M
2/20/2008		External Ins									BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good																		
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 3 - Aluminum				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1													
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frl:	Rating:			Other															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper															
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1906	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdict: G9	Fact: .			Floor: M - Multi-Level				Totals	RMs: 7	BRs: 5	Baths: 2	HB											
Const Mod:				% Own: 56.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
<b>INTERIOR INFORMATION</b>				Phys Cond: VG - Very Good	4.6 %			Interior:	1	7	5												
Avg Ht/FL: STD				Functional:		%		Additions:															
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:															
Sec Int Wall:	%			Special:		%		Baths:															
Partition: T - Typical				Override:		%		Plumbing:															
Prim Floors: 3 - Hardwood				Total:	4.6 %			Electric:															
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:	1	7	5												
Subfloor:				Size Adj.: 1.16724133				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Bsmnt Gar:				Const Adj.: 0.99989998				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>					
Electric: 3 - Typical				Adj \$ / SQ: 355.973									GLA	Gross Liv Ar	2,030	355.970	722,625	Sub Area	% Usbl	Descrip	% Type	Qu # Ten	
Insulation: 2 - Typical				Other Features: 90000																			
Int vs Ext: S				Grade Factor: 1.10																			
Heat Fuel: 1 - Oil				NBHD Inf: 0.82999998																			
Heat Type: 3 - Forced H/W				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100	% AC:			Adj Total: 741927																			
Solar HW: NO	Central Vac: NO			Depreciation: 34129																			
% Com Wal	% Sprinkled			Depreciated Total: 707798																			
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:																							
<b>SPEC FEATURES/YARD ITEMS</b>																							
												<b>PARCEL ID</b> 167.A-0003-0155.2				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	9X19	A	AV	1940	29.62	T	40	102			3,000		3,000						
More: N				Total Yard Items:				3,000	Total Special Features:								Total:	3,000					